

Doc # 2023001400
 03/07/2023 03:06 PM H Pages 4
 Official Records of ST THOMAS / ST JOHN
 ERICA DOVER M.P.A., RECORDER OF DEEDS
 Fees \$38,866.00

WARRANTY DEED

THIS INDENTURE, made this 25 day of December, 2022, by **ANJA SALAMACK** (herein referred to as "Grantor"), and **NORTHSHERE VI, LLC**, a U.S. Virgin Islands limited liability company whose mailing address is P.O. Box 302147, St. Thomas, VI 00803 (herein referred to as "Grantee");

WITNESSETH: That the Grantor, for and in consideration of the sum of **ONE MILLION TWO HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$1,250,000.00)**, and other valuable consideration, receipt of which is hereby acknowledged, does hereby bargain, sell, grant and release unto the Grantee, its successors and assigns, in fee simple absolute, all of that certain lot, piece of parcel of land, situate, lying and being in St. Thomas, U.S. Virgin Islands, known and designated as:

Parcel No. 17-5B Estate St. Peter
No. 2 Little Northside Quarter
St. Thomas, U.S. Virgin Islands
consisting of approximately 0.500 U.S. acres, more or less
as shown on P.W.D. No. D9-7184-T003
(hereinafter the "Property")

TOGETHER WITH all rights, title and interest, if any, of the Grantor, in and to any easements of record serving the property, including but not limited to easements for ingress and egress over estate roads, all as of record appear, and all rights, title and interest, if any, of the Grantor, in and to any streets and roads abutting the property and all improvements and appurtenances thereunto belonging, and all the estate, title and rights of the Grantor in and to the property;

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, and to covenants, restrictions and easements of record;

TO HAVE AND TO HOLD the premises conveyed hereby unto Grantee, its successors and assigns, in fee simple absolute forever;

AND THE GRANTOR WARRANTS as follows:

1. That Grantor is seized of said premises in fee simple absolute, and has good right to convey the same;
2. That the Grantee shall quietly enjoy the said premises;
3. That the said premises are free from encumbrances, except as aforesaid;

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Warranty Deed
Salamack to Northshore VI, LLC
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4. That the Grantor will execute or procure any further necessary assurance of the title to said premises; and
5. That Grantor will forever warrant and defend the title to said premises

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed as of the day and year first above written.

Witnesses (two separate):

Debra
Print Name: DEBAN TECHGAM


ANJA SALAMACK

Antoinette Strazl
Print Name: Antoinette Strazl

ACKNOWLEDGMENT

On this 2 day of December, 2022, before me, the undersigned officer, personally appeared **ANJA SALAMACK**, known to me, or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 9/1/2025

GINA MARIE BRYAN
Notary Public
St. Thomas/St. John, U.S. Virgin Islands
NP-486-21
My Commission Expires September 1, 2025

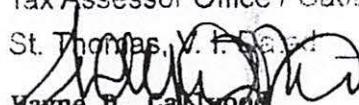
NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY / TOWN / PARISH / CITY, BOOK FOR

ESTATE ST. PETER

NO.2 LITTLE NORTHSIDE QUARTER

ST. THOMAS VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V. I.  DECEMBER 7, 2022

Wayne B. Callwood

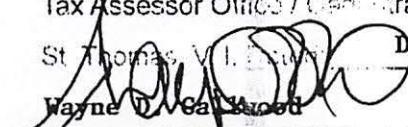
Office of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned
property/s which, occurs
to WARRANTY DEED DATED DECEMBER 2, 2022
belongs to: NORTHSHORE VI, LLC (GRANTEE)

has not according to the record of this office,
undergone changes as to boundaries and area.

Tax Assessor Office / Cadastral Division

St. Thomas, V. I.  DECEMBER 7, 2022

Wayne B. Callwood

Office of the Lieutenant Governor / Public Surveyor



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

**In accordance with 28 V.I.C. §121, as amended, I hereby certify that there
are no outstanding Real Property Tax obligations for the following parcel:**

PARCEL NUMBER	1-01203-0166-00
CERT NUMBER	2022-60827878
LEGAL DESCRIPTION	17-5B ESTATE ST. PETER #2 LT. NORTHSIDE QTR
OWNER'S NAME	WILSON, KEMAR R. and CHRISTINA M. GHALY

Taxes have been researched up to and including 2022.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector

A handwritten signature of Brent A. Leerdam, enclosed in an oval border.



SIGNATURE

12/02/2022

DATE